

GALWAY
REAL ESTATE BROKER

16 MAIN STREET
STREETSVILLE, ONT
L5M 1X3

HOME OF THE WEEK



MAKE YOUR OFFER NOW

Owner moving and anxious to sell, 3 bedroom maintenance free home on over size lot close to downtown shopping and transportation. Features family size kitchen, laundry room, newly decorated bathroom, paved drive.

Reduced To \$45,900

CALL ELEANOR HENDERSON

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826-2354 - BUS.

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HALTON HILLS & AREA PARADE OF HOMES

More Stabilized Home Costs Innovation Urged

"Construction costs are the least significant in contributing to increasing housing costs," architect Jack Klein said during a recent seminar on new trends in housing technology. Large contributors to increasing costs are the cost of money, the protracted approval process and demands for increased infrastructure and services by local municipalities and individual users, he told a Toronto housing seminar.

Klein, whose firm Klein and Sears has been a leading innovator in the design of medium density multiple housing, said there has been no major breakthrough in housing construction in North America. "Viewed historically, we still build houses the same way the Egyptians built pyramids," he said.

Better technology will not drastically reduce the cost of housing but Klein predicts it would help to stabilize prices or reduce them slightly. "Possible

savings in cost due to improved construction technology are important and valuable. We should take advantage of any possible cost savings, however small, that may be available through new materials or construction methods."

Klein outlined what he believes are the objectives of improved technology. The first and most important is to lower the cost of housing; secondly improve the quality and thirdly, increase the speed of construction.

The danger the industry faces, he said, is that it will over-react to the problem of skyrocketing costs by reducing the quality of housing with lower standards and cheaper building materials.

"There is the danger that we will over-react; that in a desperate search for controlling and limiting rising construction costs, we will reduce our standards of design, of materials, of finishes, to the

point where our dwellings will be junk both aesthetically and functionally."

MARKET A PROBLEM

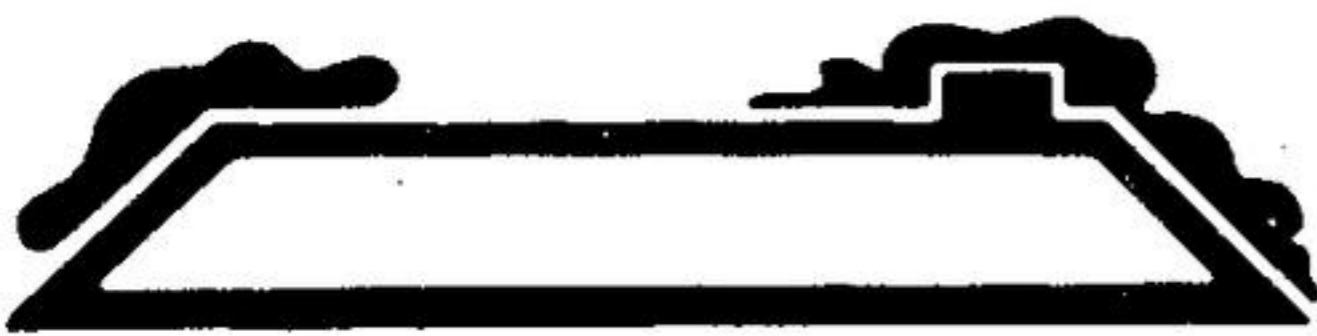
The construction industry has accomplished a great deal in increasing the speed of construction. However, he said, it continues to view building components as single functions and the responsibility of individual workmen.

If the objectives of lower cost, improved quality and increased speed were met, Klein said, Canada would then have a comprehensive building system to produce affordable housing.

He credited the dismal failure of the modular building system in Canada with the size of the market in relation to Canadian geography and the lack of consumer acceptance. Habitat-like housing is difficult to sell to consumers who still dream of owning a single family house in the suburbs, he said.

GALWAY
REAL ESTATE BROKER

16 MAIN STREET
STREETSVILLE, ONT
L5M 1X3



just listed

SPANISH STYLE TOWN HOUSE

You can purchase this immaculate, 3 bedroom town house, with 10 percent down. Dining and living room with walk-out to patio walk-out from master bedroom to large balcony. Eat in kitchen. Quality broadloom throughout. Fridge, washer, dryer & drapes.

Asking Only \$39,900

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W. F. HUNTER REAL ESTATE

& INSURANCE LIMITED
122 Guelph St., Georgetown



PICTURESQUE TERRA COTTA

Stucco side split on 28x198 lot. Features 2 bedrooms, family room, 4 pc bath and ultra sized living room with sliding glass doors to cedar deck and rear yard. Possible 3rd bedroom in basement. Well landscaped and backing onto acres of open land. Priced at \$59,900.



1 ACRE OF PRIVACY

Your own small orchard featuring an assortment of well maintained fruit trees, grape vines and 2 garden areas, just north of Terra Cotta. Located on this 1 acre parcel is a frame bungalow having a kitchen, living room, 4 piece bath and 3 bedrooms. Basement has extra bedroom, cold storage room, rec room with franklin fireplace, laundry room with extra 2 piece bath and a separate door to the rear yard. Single car garage attached to house by a breezeway. Private and peaceful home and only

27 ACRES OF ROLLING LAND north of Terra Cotta. Bank barn on property and 5 acres of hardwood bush at rear. This land has several excellent building sites and is located in an area of many fine homes. Asking \$57,000.

OFFICE 877-4441 OR 877-5165

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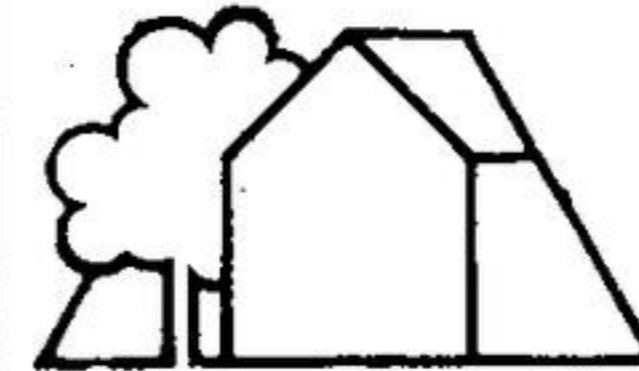
BRAMPTON M.L.S. IDEAL FAMILY HOME

Spend the warm summer evenings on the shady verandah of this 2 storey brick home, situated on a country quiet street in an area of well kept homes, containing large family kitchen, separate dining room, living room, 3 piece bath, and 3 good sized bedrooms, with loads of closets. Close to schools & shopping. Priced to sell at \$54,900.00



IMMEDIATE POSSESSION

Well located for retirement home, priced right for starter home. Very pleasant sun room, large living room, separate dining room, large kitchen, den or 3rd bedroom and utility room all on 1st floor. Two bedrooms and bath on second floor. Carpeted throughout. Space for nice garden on 6x132 ft lot. Priced at \$46,500.



Saxe

Stephen P. Saxe Limited Realtor

FANTASTIC STARTER—OWNER TRANSFERRED!
\$49,500.00
3 bedrooms, 2 washrooms, broadloom throughout, fridge and stove, lots of bright windows, excellent floor plan, single garage. Rozetta Stolp 877-2219.

A NEW HOME!—2 ACRES
Perfectly situated in beautifully scenic Caledon Hills. Spacious 2500 square foot split-level with a distinctive custom quality that reflects your individuality. Large living room with step-saving dining "L" you'll love to arrange. Luxurious master bedroom adjoined by bath and dressing room. \$129,000. Tom Cooper 877-2219.

9+ FIRST MORTGAGE
Value Packed - \$4,000.00 Down - Buy of Week!
Spic and span from tip to toe. Move right in! 3 bedrooms, broadloom, living room walk-out. Wendy Saxe 877-2219.



COUNTRY SPECIAL—BARGAIN PRICE \$44,900.00
South Halton Hills immaculate 3 bedrooms, solid brick bungalow with recreation room, circular drive, fenced lot, single garage. Norm Sinclair 877-2219.



HERE'S YOUR OPPORTUNITY!!!!
\$39,500.00 DETACHED
Low price will not last! 3 bedroom, broadloom, stove and fridge. Frank Tyrrell 877-2219.

170 Guelph Street, Georgetown TOM COOPER 877-9620

RESIDENTIAL

LOTS, FARMS & ACREAGE

Wendy Saxe 877-2984
Rozetta Stolp 877-2180
Frank Tyrrell 877-7225

Norm Sinclair (Halton Hills)
Howard Caton (Caledon)
Don McMillan (Campbellville)

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FOBERT
164 GUELPH STREET GEORGETOWN ONTARIO
877-5213
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TORONTO 457-1752

SPARKING CLEAN



3 bedroom bungalow with extra rooms downstairs, extra 2 pc washroom, finished rec room, cozy fireplace, wide driveway and listed at an affordable \$54,900.

Get Your Country Dream Home At A Bargain Price!!

3 bedroom brick rancher on 1/2 acre, beautiful surroundings, double car garage, finished recreation room, large kitchen and dining room, broadloomed throughout, many extras - so you'd better hurry when it's listed at a low \$69,900.



Canada Trust
877-9500
Realtor

OPEN HOUSE

50 EDITH STREET

SAT. & SUN., JUNE 12 & 13 — 2 pm. to 8 pm.

ENGLISH STYLE HOME charming 1 1/2 storey stucco home. Friendly living room with open staircase that leads to a large bed-sitting room. The master bedroom is on the main floor along with an other room that could be used for a T.V. room, den or bedroom. Bright eat-in kitchen joining a mud room with plenty of cupboard space. Walkout to a oversized garage. Asking \$57,500.

100 ACRE HOME YOU WOULD BE PROUD TO OWN
Large solid brick century home. Built in 1896. Good barn, gently rolling hillsburg sandy loam. Has small stream, 1600 ft. landing strip, 85 acres of workable land, 400 ft. of road frontage, 20 mins. North of Georgetown. A Super, Super buy. Asking only \$135,900.

BANK MANAGERS HOME
This 3 bedroom, 2 storey spotlessly clean home with large master bedroom, eat in kitchen. Basement is completely utilized. Rec room is large and carpeted. Separate dining room, glass sliding doors to deck and pool. Large lot with a number of beautiful trees and shrubs. Asking \$69,500.00

GOLDEN OPPORTUNITY—an immaculate 4 bedroom home of beautiful angel stone and oversized 2 car garage. Large eat-in kitchen with sliding patio doors to cedar fenced yard. Separate dining room, bright living room, quality broadloom. A super 26x14 main floor family room with fireplace. Large lot, an excellent buy at only \$67,500.

COSY, DETACHED STARTER HOME—Three bedroom brick frame bungalow. Lot 75 x 140, fenced yard with pool, full basement with rec room, 2 car carport all for \$47,500. Call Isla Switzer.

Gordon Moorehead 455-8252
Ila Switzer 877-9500
Maurice Beatty 878-6418
Tom Ruston 451-1421
Connie Lagerquist 451-6161

David Tingley 453-2534
Frank Murphy 877-3105
Max Harris 877-4624
Marion Hamilton 519-941-0512

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GEORGETOWN ONTARIO
TORONTO-LINE 453-2900

**ASK ABOUT
OUR BRIDGE
LOAN PLAN**

ALTEO
construction
company limited
BUILDERS AND LAND DEVELOPERS
103 Main St. N., Acton



DETACHED HOMES IN ACTON FROM \$58,900

4 bedroom homes on ravine lots, walkout from extra large recreation rooms. Laundry room & washroom off family sized kitchen.

For more information or appointment to view call Alteo Construction Ltd. 853-0190 or Joyce DeCaste 877-8167.

ALTEO CONSTRUCTION LTD.